

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, May 17, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **April 19, 2021**
[April 19, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

13, 14

CONSENT - ITEMS FOR DEFERRAL

2, 3, 4

CONSENT - ITEMS FOR APPROVAL

10, 11, 12, 16, 18, 19, 20, 21, 23

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR DEFERRAL PA-6-21 18500-18600 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located east of Old Scenic Highway, south of Cedar Trail Avenue on Lot Y. Section 58, T5S R1W, GLD, EBRP, LA (Council District 1 - Noel)
Deferred to June 21 by the Planning Director
[Application](#)

3. **CONSENT FOR DEFERRAL PA-7-21 15694 and 15696 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property. Sections 58 and 71, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Related to S-4-21

Deferred to June 21 by the Planning Director
[Application](#)

4. **CONSENT FOR DEFERRAL S-4-21 Trivento Subdivision**
Proposed major subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property (Council District 2 - Banks)
Related to PA-7-21 but does not require council approval

Deferred to June 21 by the Planning Director
[Application](#)

5. **PA-8-21 17920 and 17960 Old Perkins Road East**
To amend the Comprehensive Land Use Plan from Residential Neighborhood to Employment Center on property located on the west side of Old Perkins Road East, north of Highland Road, on Tracts 7-A and 7-B of Montan Estates. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 24-21
[Application](#) [Staff Report](#)

6. **Case 24-21 17920 and 17960 Old Perkins Road East**
To rezone from Rural to Light Commercial Three (LC3) on property located on the west side of Old Perkins Road East, north of Highland Road, on Tracts 7-A and 7-B of Montan Estates. Section 55, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-8-21
[Application](#) [Staff Report](#)

7. **TA-1-21 Chapter 16, Signs**
This amendment revises Chapter 16, Signs, to clarify dimensional standards by adding graphics, establish a time period for temporary signs, and address licensing issues.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to create a more user friendly UDC
[Staff Report](#)

8. **TA-2-21 Appendix J, Street Cross Sections**
This amendment adds new street cross sections to Appendix J in an effort to incorporate green infrastructure and complete streets.
PLANNING STAFF FINDINGS: Approval is recommended, based on Council direction to develop language providing better protection from flooding and consistency with the comprehensive plan
[Staff Report](#)

9. **Case 15-21 535 and 531 North Eugene Street**
To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on property located on the west side of North Eugene Street, south of North Street, on Lots 7 and 8 of Duchain Place. Section 47, T7S R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff cannot certify the requested change of zoning, while it conforms to UDC requirements, it is not consistent with the Comprehensive Plan provisions calling for the preservation of neighborhood character, and being mid block will alter the character of the neighborhood
[Application](#) [Staff Report](#)
10. **CONSENT FOR APPROVAL Case 16-21 6033 North Foster Drive**
To rezone from Transition (B1) to Heavy Commercial One (HC1) on property located on the west side of North Foster Drive, north of Denham Street, on Lot 5-D of Cumberland Place. Section 38, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
11. **CONSENT FOR APPROVAL Case 18-21 718, 734, 750 W Roosevelt Street, and 2826 Alaska Street**
To rezone from General Residential (A4) to Neighborhood Commercial (NC) on properties located on the north side of West Roosevelt Street, west of Alaska Street and east of Iowa Street, on Lots 18, 19, 20 and 21 of University Terrace. Section 54, T7S, R1E, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
12. **CONSENT FOR APPROVAL Case 19-21 16560 and 16590 Commercial Avenue**
To rezone from Heavy Commercial (C2) to Heavy Commercial Two (HC2) on properties located on the south side of Commercial Avenue, east of O'Neal Lane, on Lots X-3-B and X-4 of Commercial Avenue Extension. Section 10, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
13. **CONSENT FOR WITHDRAWAL Case 20-21 14344 South Harrell's Ferry Road**
To rezone from Rural to Zero Lot Line (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
Related to S-2-21

Withdrawn by the applicant on April 26
[Application](#)
14. **CONSENT FOR WITHDRAWAL S-2-21 The Gardens at Forest Park**
Proposed major subdivision with private streets on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of K. G. Schrey Tract. (Council District 8 - Amoroso)
Related to Case 20-21

Withdrawn by the applicant on April 26
[Application](#)

15. **Case 21-21 8833 Goodwood Boulevard**

To rezone from Single Family Residential (A1) to Limited Residential (A3.1) on property located on the north side of Goodwood Boulevard, east of Connell's Park Lane, on portions of Tracts D and E, being a portion of Cortana Plantation. (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

16. **CONSENT FOR APPROVAL Case 22-21 1010 Nicholson Drive**

To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) and Light Industrial (M1) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Nicholson Drive, south of Interstate 10, on Tract C-2-D-2-A of Brickyard Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

17. **Case 25-21 2834 Greenwood Drive**

To rezone from Light Industrial (M1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the south side of Greenwood Drive, west of Christian Street, on Lots 5, 6, 7, and 8, Block 24 of Hundred Oaks Park. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

18. **CONSENT FOR APPROVAL PUD-2-00 McDonald's (Burbank), Burbank University, Final Development Plan**

Proposed restaurant with drive-through on property located south of Burbank Drive and east of West Lee Drive, on Tract C-1-A-1-A-2 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Other](#)

19. **CONSENT FOR APPROVAL CUP-1-21 Lot 22-A, Bernard Terrance Addition**

Proposed accessory dwelling on property located on the west side of Edison Street and north of Government Street, on Lot 22-A of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

20. **CONSENT FOR APPROVAL CS-3-21 West Paul Tract**

Proposed flag lot subdivision on property located south of Flonacher Road and east of McKee Lane, on Lot L of the West Paul Tract. (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

21.

CONSENT FOR APPROVAL

CS-4-21 Foster Place

Proposed flag lot subdivision on property located north of Hooper Road, at the end of Highland Gardens Road, on the remainder of Tract 5 of the Foster Place Subdivision (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
22.

S-3-21 Jessie Crawford Tract

Proposed major subdivision on property located on the east side of Reames Road, south of Milldale Road, on a 19 acre and 20 acre parcel of the Jessie Crawford Tract (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
23.

CONSENT FOR APPROVAL

SP-6-21 Floor & Décor

Proposed building material sales development over 50,000 square feet on property located on the north side of Professional Boulevard, west of Airline Highway, on Tracts 3-A and 3-B of the Costco Subdivision (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
24.

INITIATION OF TEXT AMENDMENT

UDC, Section 3.7.A to revise language to refer to specific Local District

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN